





111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 23, 1994

Mr. and Mrs. Merle M. Leight  
3317 Carroll Avenue  
Owings Mills, Maryland 21133

Re: Case No. 94-427-A, Item No. 415  
Petitioner: Merle M. Leight, et ux.  
Petition for Administrative Variance

Dear Mr. and Mrs. Leight:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on May 2, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free  
Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

O. James Lighthizer  
Secretary  
Hal Kassaroff  
Administrator

Ms. Charlotte Minton  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No. 94-415 (JRF)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
Bob Small  
for DAVID N. RAMSEY, ACTING CHIEF  
John Contestabile, Chief  
Engineering Access Permits  
Division

BS/

700 East Joppa Road, Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/17/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Prevention Bureau has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 415, 416, 417, 418, 419, 420, 422, 423, 425.

RECEIVED  
MAY 18 1994  
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1162F

CC: File

Printed with Soybean Ink  
on Recycled Paper

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: May 18, 1994

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):  
Item Nos. 401, 403, 408, 413, 415, 416, 417, 418, 419, 421, 422, 425 and 426.  
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Division Chief:

PK/JL:lw

ZAC.401/PZONE/ZAC1

111 West Chesapeake Avenue  
Towson, MD 21204

MAY 12, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Merle M. Leight and Ada Ruth Leight  
3317 Carroll Avenue  
Owings Mills, Maryland 21117

Re: CASE NUMBER: 94-427-A (Item 415)  
3317 Carroll Avenue  
5/5 Carroll Avenue, 725' E of c/1 Garrison Forest Road  
4th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before May 16, 1994. The closing date (May 31, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) deem that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director

LIBER 4 300 PAGE 0

94-427-A

This Deed, Made this 33rd day of October, in the year one thousand nine hundred and sixty-four, by and between ROBERT EUGENE YOHN and MARION L. YOHN, his wife, of Baltimore County, State of Maryland, of the first part, Grantors; and MERLE MARTONETE LEIGHT, JR. and ADA RUTH LEIGHT, his wife, of the second part, Grantees.

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto MERLE MARTONETE LEIGHT, JR. and ADA RUTH LEIGHT, his wife, the within Grantees, as tenants by the entirety, their assigns, the survivor of them, his or her heirs and assigns,

in fee simple, all that \_\_\_\_\_ lot(s) of ground situate in Baltimore County \_\_\_\_\_

in the State of Maryland, and described as follows, that is to say:

BEGINNING for the same at a stone heretofore planted at the beginning of the whole tract of land which by deed dated February 23, 1925, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 613 folio 21, etc., was conveyed by the William Zimmerman to George H. Myers and wife; and running thence binding on a part of the first or south 21 degrees East 59-3/4 perch line of said deed South 19 degrees 32 minutes East 263.70 feet to an iron pipe; thence leaving said line and running for a line of division North 79 degrees 59 minutes East 82.30 feet to a pipe; thence for a second line of division North 7 degrees 18 minutes West 227.75 feet to an iron pipe heretofore planted on or near the south side of a road 30 feet wide; thence continuing the same course North 7 degrees 18 minutes West 16.7 feet to the center of said road and to intersect the fourth or south 89-3/4 degrees West 20 perch line of said deed; thence running with and binding on the center of said 30 foot road and on a part of said fourth line North 88 degrees 23 minutes West 122.2 feet to the end of said fourth line; thence leaving the center of said road and running with and binding on the fifth or south 40-1/4 degrees West 1.2 perch line of said deed South 53 degrees 44 minutes West 19.80 feet to the place of beginning. Containing .650 acres of land more or less, situate on the south side of Carroll Road.

SUBJECT, HOWEVER, to a 12 foot right of way for use in common along the first or South 19 degrees 32 minutes East 263.70 foot line of this description.

BEING all of that property which was by Deed dated December 4, 1957, and recorded among the Land Records of Baltimore County in Liber C.L.B. No. 3278 folio 200, granted and conveyed by Robert E. Myers and Grace M. Myers, his wife, to Robert Eugene Yohn and Marion L. Yohn, his wife, the within Grantors, in fee simple.



# 415

Baltimore County  
Office of Zoning and Development  
Case number 94-427-A (Item 415)

In regards to a telephone conversation with a Mr. Tom Ernst we submit the following information.

Merle M. Leight and Ada Ruth Leight living for the past 30 years at 3317 Carroll Ave. in Owings Mills Maryland 21117, would like to build a 2 car garage on their property. Mr. Ernst ask if we would give a statement regarding a well on the property. In September 1989, a permit was given to use to put a concrete slab with the understanding we could put a garage on the slab if we put a well in. We have a working well with no problems and are no record at this time to have a new well dug, however it seems to be a problem getting a permit to put the garage up. The record given us was spraying for termites, it could contaminate the well and also if the well would need repairs, below is our answer.

1. If we would have to spray for termites we would just dig a new well, we would not want to drink contaminated water ourselves.

2. If we had any problems with the well we would dig a new one.

3. We have lived in this house for 30 years and are both close to 70 years old and we are planning on selling this house.

Variance  
Baltimore County Office of Zoning and Development Management

Merle Leight and Ada R. Leight, living at 3317 Carroll Ave. Owings Mills Maryland, would like to build a 2 car garage on the property. We the undersigned are home owners and neighbors living on Carroll Ave. Owings Mills Maryland and have no objection for a garage being built at the above address.

Nancy S. Elder 11609 Garrison Forest Rd.  
Roger & Althea Knight - 3323 Carroll Ave.  
Earl Swann 3315 Carroll Ave.  
Frances E. Seibold 3311 Carroll Ave.  
Allen T. Myers 3313 Carroll Ave.  
Mary M. Sinkov 3309 Carroll Ave.  
John B. H. H. H. 3327 Carroll Ave.  
Calvin B. H. H. H. 11529 Garrison Forest Rd.

Merle M. Leight  
3317 Carroll Ave.  
Owings Mills, Md.  
21117  
410-356-7197



The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.C.Z.R. Furthermore, strict compliance with the

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Lawrence E. Schmidt  
Zoning Commissioner

LES: mmr  
encl.

Contract Purchase Invoice

Name \_\_\_\_\_  
(Type or Print Name)

Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(Type or Print Name)

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_  
(Type or Print Name)

Signature \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(Type or Print Name)

Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(Type or Print Name)

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Name, Address and phone number of representative to be contacted \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(Type or Print Name)

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_  
(Type or Print Name)

REVIEWED BY: *JH* DATE: 5/2/94  
ESTIMATED POSTING DATE: 5/15/94

 Printed with Soybean Ink

ITEM # 415

12-3-51

# 415

District: 14th Date of Posting: 7/13/04  
 Posted for: Varisco  
 Position: Merle & A. S. Knight  
 Location of property: 3317 Carroll Hwy, 4th, 7th, E/Amman Court Rd  
 Location of Sign: Facing East Hwy. on property being seized  
 Remarks: \_\_\_\_\_  
 Posted by: 14th St. Police Date of return: 7/20/04  
 Number of Signs: 1

895. 22

Taken by: JRF

03A03NO114NICHRC  
BR 00101554NDE-02-

000000

(410) 887-3353

\* PHONE NUMBER: 410 356 7197

\*MUST BE SUPPLIED

94-427-A

to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 3817 Carroll Ave.  
 name: *Wall on Light - All-Ruth Light*

OWNER: *Thomas Seabold*

STATE OF MARYLAND  
 ROSEWOOD

LEIGHT PROPERTY  
 0.650A ±

EXISTING HOUSE 1952

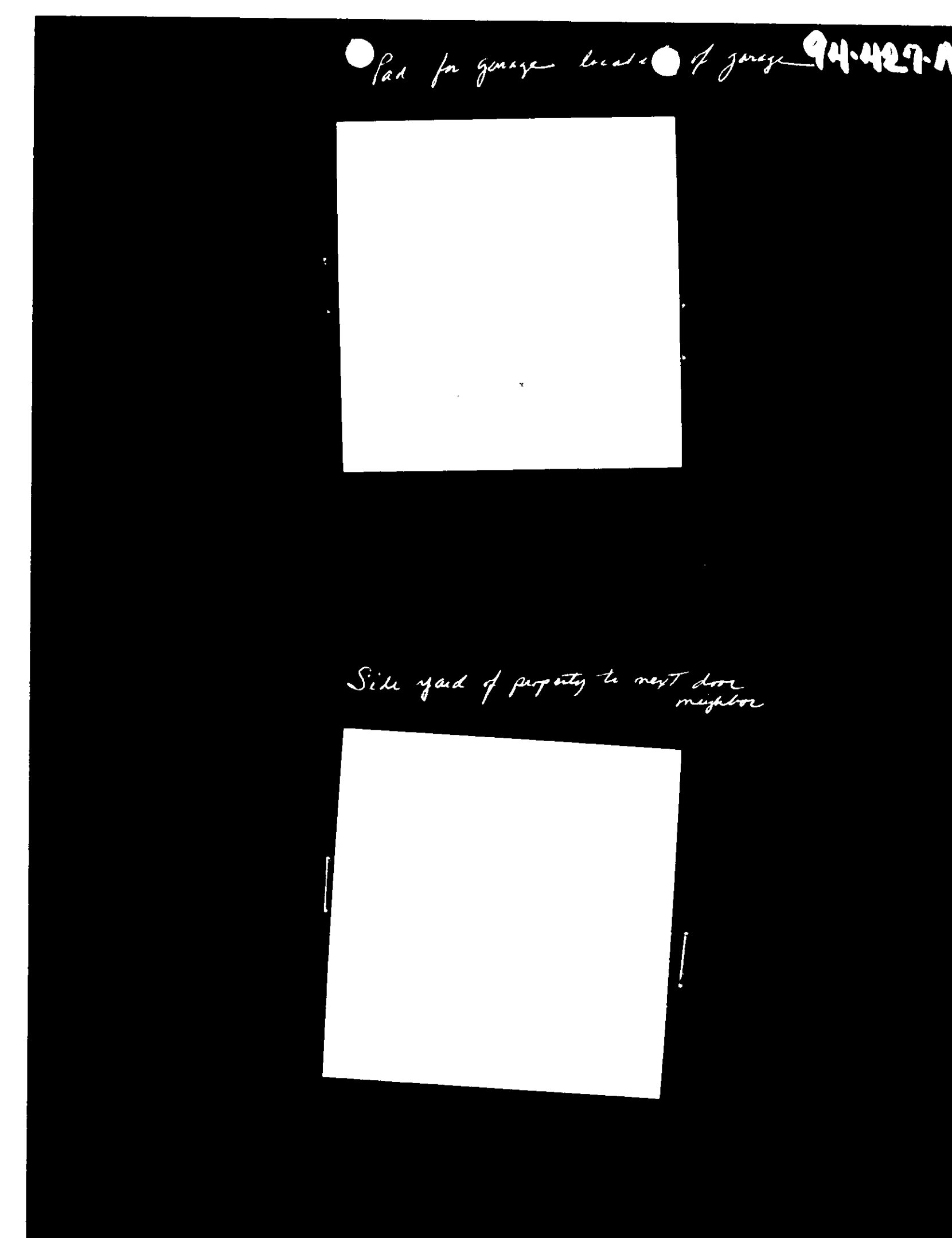
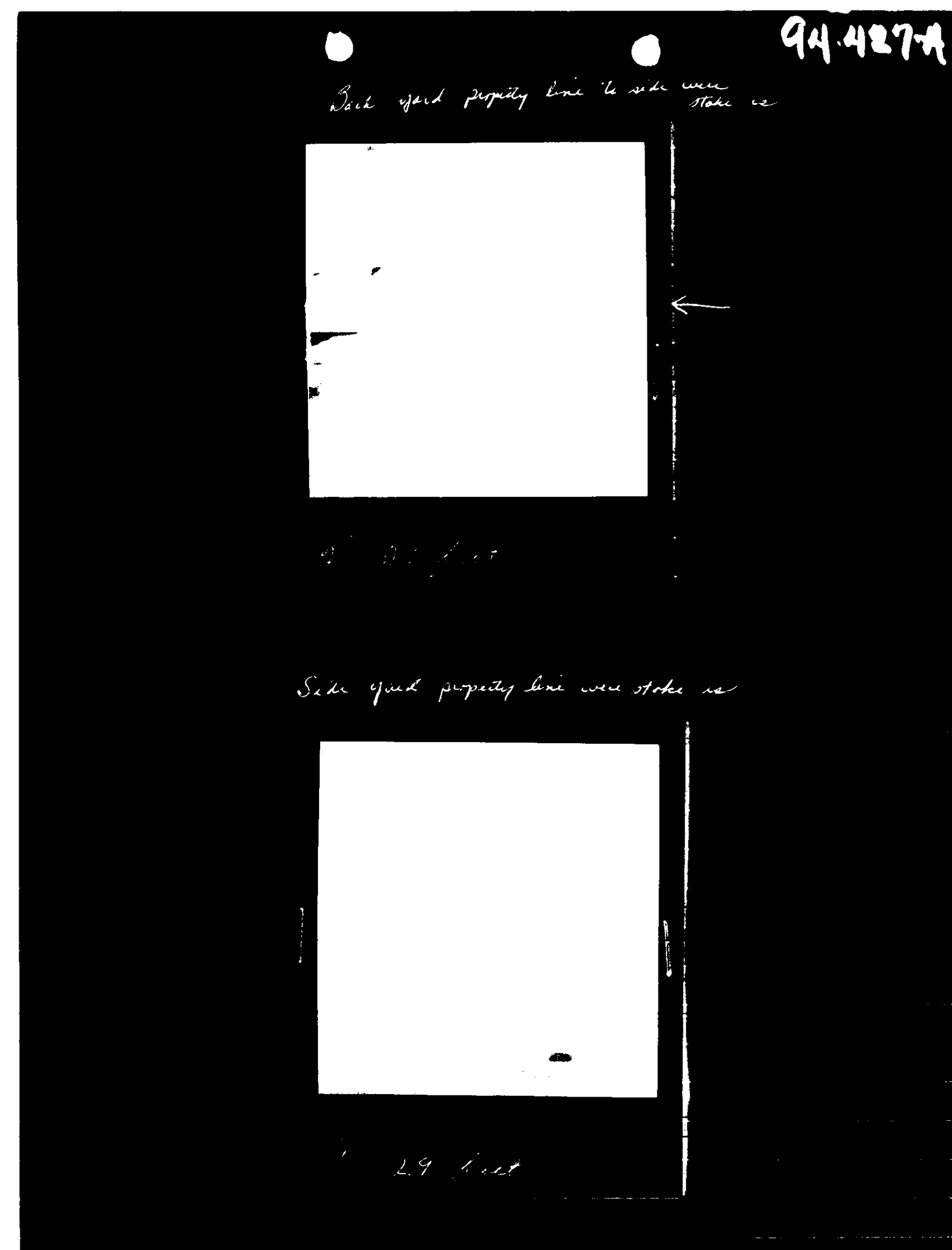
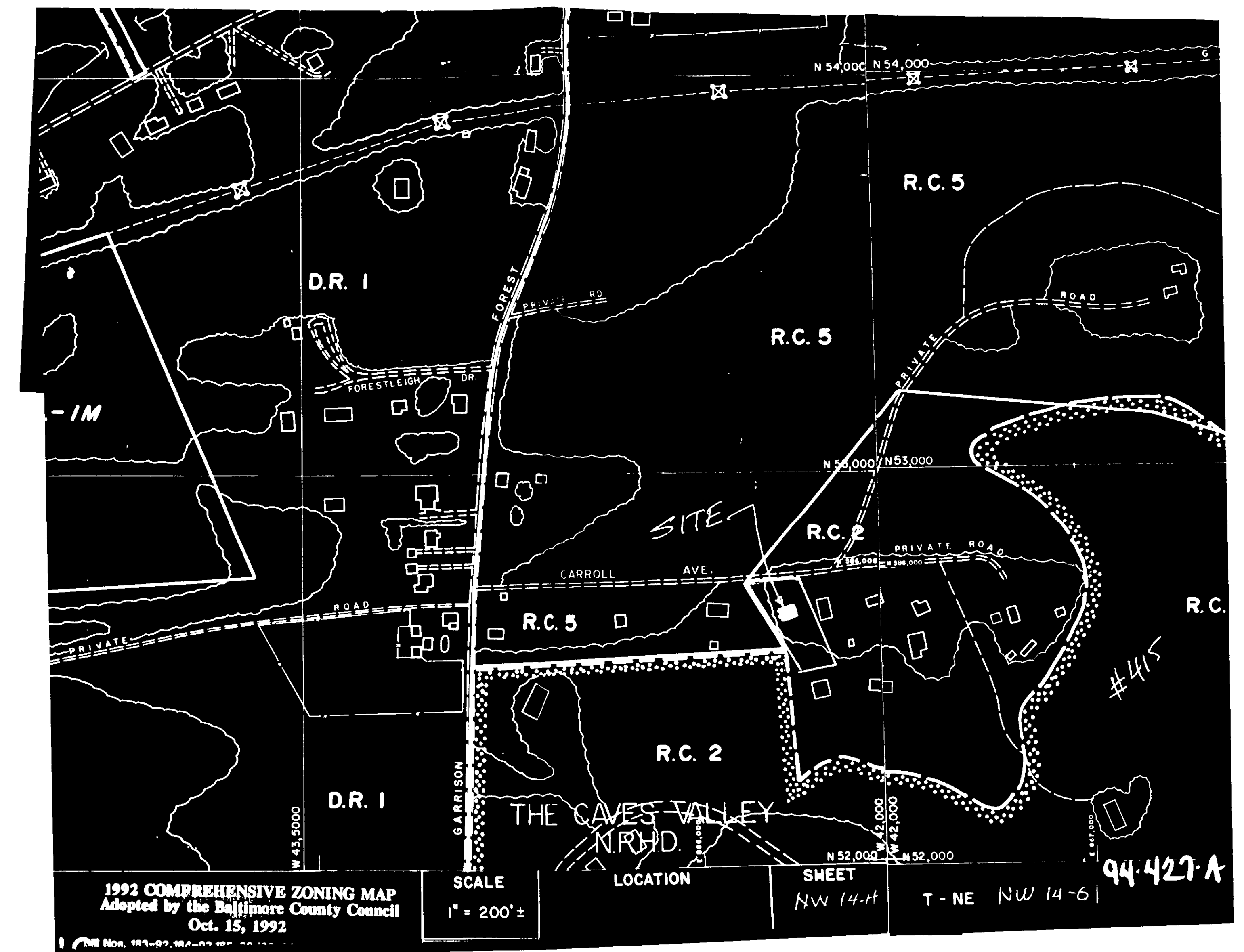
PIPE N-77°59'E 82.10' PIPE  
 THOMAS SEABOLD  
 Scale of Drawing: 1" = 50'

LOCATION INFORMATION

Election District: 44  
 Councilmatic District: 34  
 1"-200' scale map: NW 14-H  
 Zoning: RC-2  
 Lot size: 0.650A ±

SEWER: ☒  
 WATER: ☒  
 Chesapeake Bay Critical Area: ☐  
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY!  
 reviewed by: *JH* ITEM #: 415 CASE#:



BALTIMORE COUNTY  
 PLANNING AND ZONING  
 GRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	GWYNNBROOK	N.W. 14-H
DATE OF PHOTOGRAPHY JANUARY 1986	94-427-A	

#415



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MAIL STOP-1105

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Prepared by:

Division Chief:

PK/JL:lw

ZAC.401/PZONE/ZAC1

111 West Chesapeake Avenue  
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MAY 12, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

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LIBER 4 300 PAGE 0

94-427-A

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Office of Zoning and Development Management  
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\*MUST BE SUPPLIED